

City Council  
Atlanta, Georgia

**07- 0 -0259**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-143**  
Date Filed: 12-22-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **186 Walthall Street, S.E.**, be changed from the R-5 (Two-Family Residential) District to the MR-3 (Multifamily Residential), District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 13, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

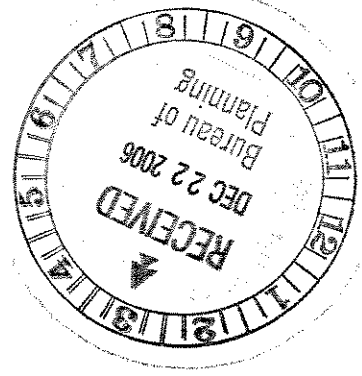
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

# 186 Walthall Street Legal Description

BEGINNING at the corner formed by the easterly right-of-way of Walthall Street (40' right-of-way) and the northeasterly right-of-way of Arkwright Place (55' right-of-way); running thence along the right-of-way of Walthall Street on a bearing of North 09 degrees 59 minutes 00 seconds East 96.80 feet to a nail set in the center of a concrete drive; running thence South 83 degrees 18 minutes 43 seconds East 188.75 feet to a 5/8 inch rebar situated on the westerly side of a 12' alley; running thence South 04 degrees 34 minutes 03 seconds west 157.64 feet to an iron pin situated on the northeasterly right-of-way of Arkwright Place; running thence along the right-of-way of Arkwright Place on a bearing of 209.20 feet to an iron pin at the point of beginning. Said property is the same property as described in that certain Deed dated April 28, 1984 from Southern Gospel Mission Association, Inc. to Community Bible Chapel, Inc. and recorded in Deed Book 8996, Page 224, Fulton County, Georgia Records and known as 186 Walthall Street, S.E., Atlanta, Georgia, according to the present system of numbering in the City of Atlanta, Georgia, and environs.



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